111.0	0004	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	676,000 /	676,000
					USE VALUE:	676,000 /	676,000
					ASSESSED:	676,000 /	676,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HAROLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROVER CAROL J
Owner 2:	
Owner 3:	
Street 1:	8 HAROLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,480 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1312 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7480.000	219,800	5,100	451,100	676,000
Total Card	0.172	219,800	5,100	451,100	676,000
Total Parcel	0.172	219,800	5,100	451,100	676,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.24 | /Parcel: 515.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	70773
GIS Ref	
GIS Ref	
Insp Date	04/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,900	5100	7,480.	451,100	676,100	676,100	Year End Roll	12/18/2019
2019	101	FV	186,800	5100	7,480.	444,600	636,500	636,500	Year End Roll	1/3/2019
2018	101	FV	186,800	5100	7,480.	341,500	533,400	533,400	Year End Roll	12/20/2017
2017	101	FV	186,800	5100	7,480.	322,200	514,100	514,100	Year End Roll	1/3/2017
2016	101	FV	186,800	5100	7,480.	296,400	488,300	488,300	Year End	1/4/2016
2015	101	FV	182,100	5100	7,480.	277,100	464,300	464,300	Year End Roll	12/11/2014
2014	101	FV	182,100	5100	7,480.	255,200	442,400	442,400	Year End Roll	12/16/2013
2013	101	FV	182,100	5100	7,480.	255,200	442,400	442,400		12/13/2012

!8647!

PRINT

Date	Time
12/10/20	23:11:52

LAST REV

Date	Time
04/29/09	10:51:20
hchinal	
8647	

USER DEFINED

Prior Id # 1:	70773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE PATRICIA	24452-360		4/13/1994		194,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2009	Measured	197	PATRIOT
4/27/2000	Inspected	276	PATRIOT
2/3/2000	Measured	197	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7480		Sq. Ft.	Site		0	70.	0.86	6									451,081						451,100	

Total AC/HA: 0.17172 | Total SF/SM: 7480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,081 | Spl Credit | Total: 451,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99237579
Adj $ / SQ:	167.463
Other Features:	58600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318577
Depreciation:	98759
Depreciated Total:	219818

COMMENTS

SCUTTLE OF=EXTRA TOILET AND SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

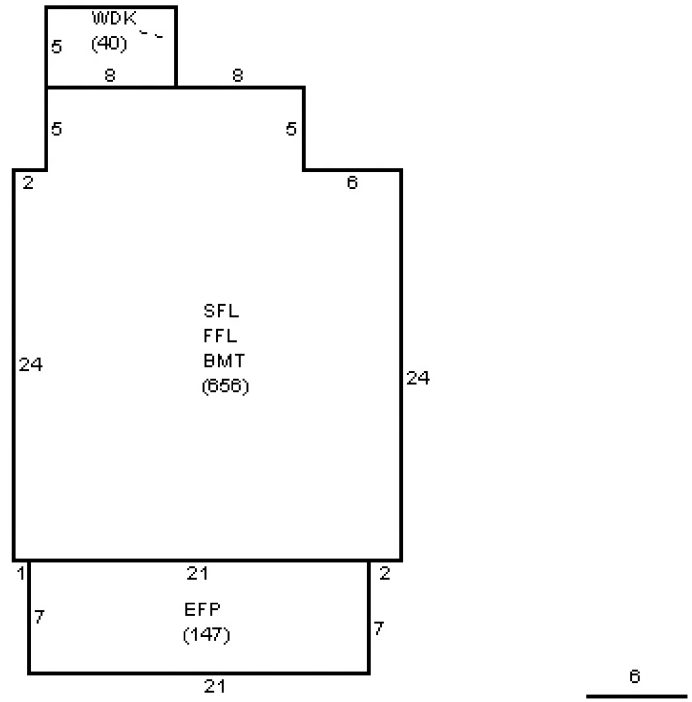
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.46
Special Features:	0	Val/Su Net:	102.00
Final Total:	219800	Val/Su SzAd	167.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	656	50.240	32,957
FFL	First Floor	656	167.460	109,856
SFL	Second Floor	656	167.460	109,856
EFP	Enclos Porch	147	45.400	6,673
WDK	Deck	40	15.880	635

Net Sketched Area:	2,155			Total:	259,977
Size Ad	1312	Gross Are	2155	FinArea	1312

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1940	21.27	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100